CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

~~DRAFT~~ FINAL INITIAL STUDY/ ENVIRONMENTAL CHECKLIST MST2007-00092

PROJECT: 540 W. Pueblo Street, Cancer Center of Santa Barbara

~~April 15, 2010~~May 27, 2010

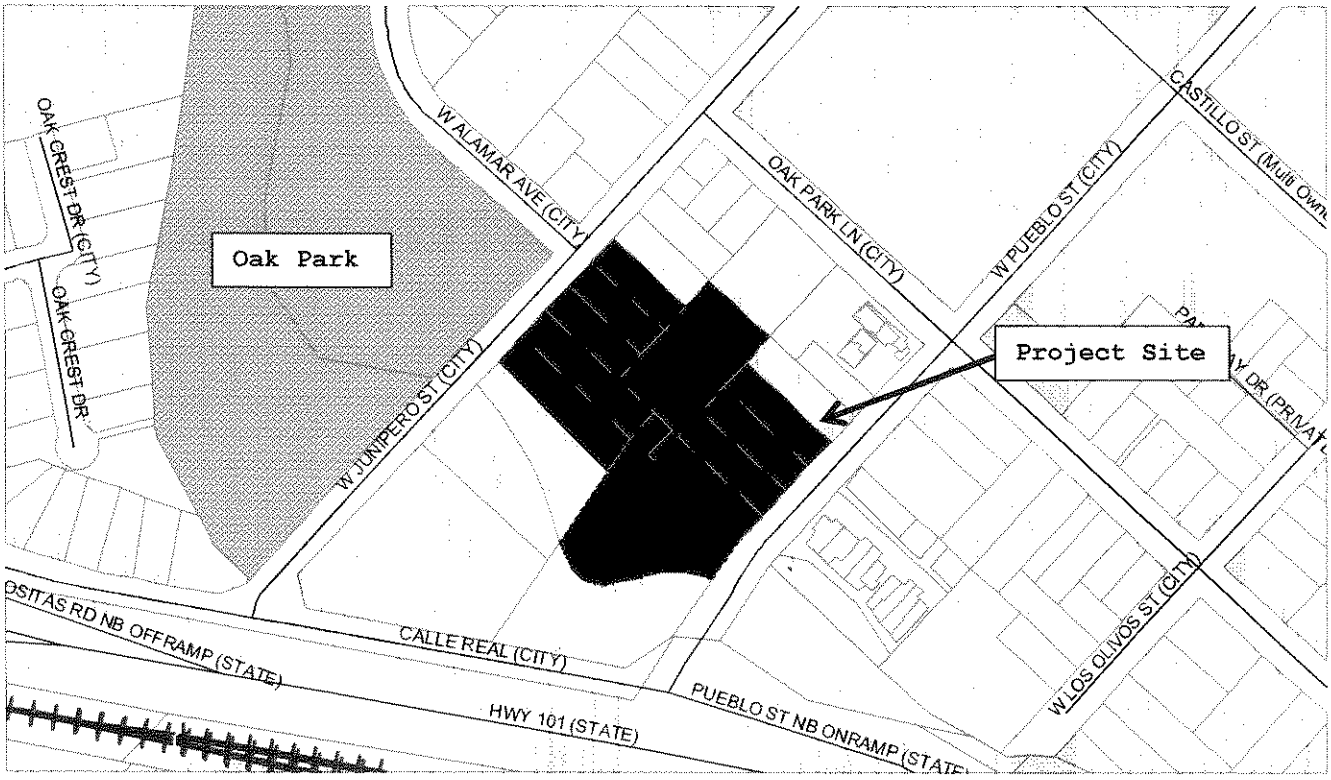
This Initial Study has been completed for the project described below because the project is subject to review under the California Environmental Quality Act (CEQA) and was determined not to be exempt from the requirement for the preparation of an environmental document. The information, analysis and conclusions contained in this Initial Study are the basis for deciding whether a Negative Declaration (ND) or Mitigated Negative Declaration (MND) is to be prepared, or if preparation of an Environmental Impact Report (EIR) is required to further analyze impacts. Additionally, if preparation of an EIR is required, the Initial Study is used to focus the EIR on the effects determined to be potentially significant.

APPLICANT/ PROPERTY OWNER

Applicant: Dudek, 621 Chapala Street, Santa Barbara, CA 93101
Owner: Cancer Center of Santa Barbara, 540 W. Pueblo Street, Santa Barbara, CA 93101

PROJECT ADDRESS/LOCATION

The project site consists of ten parcels totaling 3.38 acres located at 540 W. Pueblo Street in Santa Barbara, California. The project site extends between West Junipero Street and West Pueblo Street in the Oak Park neighborhood of the City.



Vicinity Map

PROJECT DESCRIPTION (See *Exhibit A-Project Plans and Exhibit B for additional project data*)

Introduction:

The project would result in the construction of a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center on a site that includes existing development. The proposed facility on the project site would be for outpatients only.

The existing development on the project site consists of a 17,444 square foot main medical building, five additional medical office buildings totaling 9,248 square feet, a residential duplex, a residential tri-plex and an uninhabitable single-family dwelling.

Project Description:

The proposed project includes the demolition of the main medical building that is located less than 25 feet from the top of Mission Creek bank and two other medical office buildings (for a total of 21,767 square feet of medical office space), the residential duplex, the residential tri-plex and the uninhabitable single-family dwelling. The proposed project also includes the merger of the ten existing lots into one 3.38-acre lot.

The proposal includes the construction of a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of Mission Creek bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. Two of the buildings to be retained would continue to be used as medical offices.

One of the buildings to be retained would be converted to a residential duplex and two new residential duplexes would be constructed.

The proposed project would result in a total of 57,239 square feet of medical office space and six residential units, an increase of 30,547 square feet of medical space and one residential unit, over what currently exists onsite.

The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Seven residential parking spaces would be located in the parking structure. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street. The main driveway entrance to the Cancer Center will continue to be on W. Pueblo Street. The secondary entrance on W. Junipero Street will be used by employees, residents and for deliveries, and not patients. However, some employees will continue to use the W. Pueblo Street entrance.

The proposed project would involve grading in the amount of 2,700 cubic yards of cut and 5,500 cubic yards of fill. There would be 2,800 cubic yards of fill imported to the project site.

The proposed project includes restoration/revegetation of the area within 25 feet from the top of Mission Creek bank and the creek bank/channel area. Seven coast live oak trees would be removed and twenty-two replacement coast live oak trees would be planted.

Construction duration: Project construction is anticipated to take approximately 160 weeks (3 years) to complete from the commencement of demolition of structures through building construction and landscaping.

Required Permits: The discretionary actions required by the City are:

1. A Development Plan to allow 30,000 square feet of new non-residential development (SBMC §28.87.300);
2. A Final Community Priority Designation for 5,845 square feet of floor area (SBMC §28.87.300); and
3. Design Review by the Architectural Board of Review (ABR) (SBMC §22.68).

ENVIRONMENTAL SETTING

Existing Site Characteristics

Archaeological Resources: According to the City's Master Environmental Assessment (MEA), the project site is located within the Prehistoric Watercourse, American Period (1870-1900) and Early 20th Century (1900-1920) archaeological resources sensitivity areas. The Phase I Archaeological Report prepared for the proposed project concludes that the potential for unknown, intact, potentially significant prehistoric archaeological sites within the project site is unlikely.

Biological Resources: The project site is located within an urban area with one lot identified on the City's MEA map as containing riparian woodland due to its location adjacent to Mission Creek. The majority of the site is developed and contains structures, paved areas and landscape plants. A Biological Resources Summary report, Conceptual Riparian Revegetation Plan, and Tree Protection Plan and Addendum prepared for the proposed project describes the existing biological resources as summarized below.

Adjacent to the creek, the riparian woodland habitat consists of mature western sycamore, willow and other ornamental trees along with non-native grasses. The upland areas, which are developed, contain coast live oak trees as well as a variety of ornamental plants and trees. The existing trees onsite include (27) Coast Live Oak, (2) Torrey Pine, (1) California Bay, (1) Rusty Leaf Fig, (1) Magnolia, (8) King palm, (3) Queen palm, (2) avocado, (1) pecan, (2) Chinese elm, (10) Podocarpus, (1) Pittosporum undulatum, and (2) Evergreen pear. Numerous Western Sycamores exist along the creek. The street trees along West Junipero Street consist of one Evergreen Elm and two Jacarandas. The street trees

along West Pueblo Street consist of two Jacarandas and one Holly Oak. Undeveloped areas along the north-northeast boundary contain a diversity of weedy species.

No sensitive plant species were observed and none are expected to occur within the proposed construction area because of the high level of existing development.

No sensitive wildlife species were detected. Cooper's hawk have moderate potential to utilize the site for roosting and foraging and a very low potential for breeding. The Monarch butterfly may potentially roost in suitable trees such as the existing Torrey Pines. A number of avian species could occur onsite briefly and periodically to forage and a few avian species could nest in trees onsite.

The project site is located within the South Coast Hydrologic Unit and adjacent to Mission Creek, a designated Critical Habitat for the Southern California Steelhead. No perennial waters or deep pools exist adjacent to the site; therefore, no habitat is present to support young steelhead fish, or spawning. While this section of Mission Creek may serve as a corridor for migrating adults, five barriers to steelhead movement exist downstream and as a result, there is no connection between the creek on the project site and the Pacific Ocean.

Mission Creek has been heavily modified into a "U" shaped channel by concrete and rock armoring. The creek contains 6 to 12 inch cobblestones with larger boulders throughout the bed, adjacent to the site. Mission Creek presents limited opportunity for some wildlife movement, primarily birds and urban-tolerant wildlife such as northern raccoon and opossum.

Drainage: The project site generally slopes gently from the northwest towards the southeast. Drainage of the majority of the site sheet flows towards the gutter in West Pueblo Street and into an existing curb inlet. A portion of the site flows to an onsite drain inlet at the end of the main facility's driveway. This drain inlet is connected by an 8" vitrified clay pipe that conveys flows to the back of the existing curb inlet in West Pueblo Street. Drainage of a portion on the northwest side of the site sheet flows towards the gutter along West Junipero Street and into an existing curb inlet. Both curb inlets drain directly into Mission Creek. There are three existing 8" cast iron pipes onsite that drain directly into Mission Creek. They pick up flows from the atrium area within the existing Cancer Center building and patio areas on the west and south sides of the building. There is an off-site parcel (APN 025-090-009), on West Junipero Street at the northeast side of the project site, not owned by the Cancer Center, that contributes runoff to the project site.

Fire Hazard: The project site is not located within the city's High Wildland Fire Hazard area.

Flooding: The current FEMA Flood Insurance Rate Maps (FIRM) show that the subject parcel is located in an 'AE' Special Flood Hazard Area (SFHA) with a small portion being located in a 'shaded X' zone. A shaded X zone is not considered a SFHA. Conditional Letter of Map Revision (CLOMR) Case No 08-09-0424R data, which is the best available data, indicates that the project site could experience water surface elevations above grade of 1' to 3.5' and the FIRM zones on the site would be a combination of AE and AH. According to FEMA, the site is subject to flooding during major storm events.

Hazards: The site is not listed as a contaminated site on the Cortese list as compiled by the following sources: Department of Toxic Substances Control (DTSC) "List of Hazardous Waste and Substances Sites"; California State Water Resources Control Board (Water Board) "List of Leaking Underground Storage Tank (LUST) Sites"; Water Board "List of Solid Waste Disposal Sites"; Water Board "List of Active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO)"; and DTSC "List of Hazardous Waste Facilities". Therefore, according to these sources no hazardous materials are expected to occur on the site.

Historic Resources: An onsite survey revealed that there are six structures onsite that are over 50 years of age. Four of the six structures would qualify as a City Structure of Merit. None of the other remaining structures, younger than 50 years old, have the potential to be considered extraordinary, either architecturally or historically.

Noise: The City's MEA identifies the project site as being located in an area that is subject to noise levels of less than 60 Ldn dBA, between 60-65 Ldn dBA, and between 65-70 Ldn dBA depending upon the distance from U.S. Highway 101, the primary noise source affecting the site.

Seismic/Geologic Conditions: The City's MEA identifies onsite soil types as alluvium and fanglomerate and the potential for expansive soils as minimal. Substantial ground shaking as a result of a local or regional earthquake activity is likely to occur in the future; however, the potential for liquefaction to occur is minimal. There are no mapped faults crossing or adjacent to the project site and the potential for surface ground rupture to occur within the project site is considered to be very low. The erosion potential for the majority of the site is minimal although there is an active erosion potential for those areas close to the creek. The project site is located outside the tsunami run-up zone.

Topography: The project site is relatively level and gently slopes from the northwest towards the southeast.

Existing Land Use

Existing Facilities and Uses:

The project site is currently developed with the Cancer Center of Santa Barbara medical facility and other structures as described in the Project Description section above.

Access and Parking: Vehicular access is currently provided from both West Pueblo Street and West Junipero Street. There are 68 existing parking spaces onsite (48 are striped) as well as both attached and detached garages associated with the residential units.

PROPERTY CHARACTERISTICS

Assessor's Parcel Number:	025-090-005, -008, -022, -023, -024, -031, -039, -040, -046 & -047	**General Plan Designation:**	Major Public/Institutional
Zoning:	C-O, Medical Office	**Parcel Size:**	3.38 acres total upon merger
Existing Land Use:	Medical, Residential	**Proposed Land Use:**	Medical, Residential
Slope:	Relatively flat		
SURROUNDING LAND USES:			
North:	Oak Park, Single-family residential		
South:	Multi-family residential		
East:	Medical offices		
West:	Oaks Parent-Child Workshop, Mission Creek, Medical offices (across Mission Creek)		

PLANS AND POLICY DISCUSSION

Land Use and Zoning Designations:

The General Plan Land Use designation for the project site is Major Public/Institutional. The project site is located in the Oak Park neighborhood of the City. The existing development in the neighborhood has been influenced by Cottage Hospital and consists of medical offices, as well as multi- and single-family residences. The neighborhood contains Oak Park, a public park located across West Junipero Street from the project site. As part of the *Plan Santa Barbara*, General Plan update process, it is expected that the Land Use designation surrounding Cottage Hospital would be changed from Public/Institutional to Office/Medium Density (12 dwelling units per acre), which is more consistent with the existing land uses. The change would not represent an increase in the residential density that currently exists in the neighborhood and the development of medical office uses would continue to be allowed. The residential portion of the proposed project would result in a density of 1.77 units per acre. The type of proposed uses (medical and residential) and the intensity of the uses are appropriate and are potentially consistent with both the existing Land Use designations and the proposed *Plan Santa Barbara* Land Use designation.

The project site is in the C-O, Medical Office zone, an area where medical and related professional offices, as well as residences, are allowed. The C-O zoning around Cottage Hospital extends one block to the north, east, and south, and two blocks to the west. This zone also strives to provide a desirable living environment by preserving and protecting surrounding residential land uses in terms of light, air and existing visual amenities. The proposed project, which includes both medical and residential uses, complies with all requirements for the zone such as allowable uses, height, setbacks and parking. Therefore, the proposed project is potentially consistent with the C-O, Medical Office zone.

General Plan Policies:
The initial analysis indicates that the proposed project could be found consistent with the policies of the City's General Plan as discussed below.

1. Conservation Element:

City Conservation Element policies provide that significant environmental resources of the City be preserved and protected. The Conservation Element requires implementation of resource protection measures for archaeological, cultural and historic resources; protection and enhancement of visual, biological and open space resources; protection of specimen and street trees; maintenance of air and water quality; and minimizing potential drainage, erosion and flooding hazards. The following five policies directly apply to the proposed project:

Cultural and Historic Resources Policy 1.0 "Activities and development which could damage or destroy archaeological, historic, or architectural resources are to be avoided."

A Phase 1 Archaeological Resources Report prepared for the proposed project concluded that the potential for unknown, intact, potentially significant prehistoric archaeological sites is low and that any isolated historic trash pit potentially encountered during construction would not be considered a historic resource under state and local criteria. A Historic Structures Report prepared for the proposed project concluded that the removal of two existing structures that qualify as City Structures of Merit could be mitigated through relocation, photo documentation, and/or commemoration because they either only minimally meet any history criteria or suffer from a seriously compromised setting, lack of integrity in materials and visible stylistic alterations. Therefore, the proposed project will not produce an adverse impact on historic or cultural resources and the project can be found potentially consistent with this policy.

Visual Resources Policy 1.0 "Development adjacent to creeks shall not degrade the creeks or their riparian environments."

The project would remove the existing Cancer Center facility out of the 25-foot Mission Creek setback and the new facility would be located more that 130 feet from the top of bank. Implementation of the restoration and revegetation activities would result in a beneficial impact to the creek environment; therefore, the proposed project can be found potentially consistent with this policy.

Visual Resources Policy 4.0 "Trees enhance the general appearance of the City's landscape and shall be preserved and protected."

The project includes the removal of seven coast live oak trees and the planting of twenty-two replacement coast live oak trees. The remaining oak trees, as well one Bay tree and two Torrey Pines, would be protected. Therefore, the proposed project can be found potentially consistent with this policy.

Biological Resources Policy 4.0 "Remaining Coastal Perennial Grasslands and Southern Oak Woodlands shall be preserved, where feasible."

Although the project site does not contain a Southern Oak Woodland area, the project includes the removal of seven coast live oak trees and the planting of twenty-two replacement coast live oak trees. The remaining coast live oak trees would be protected. Therefore, the proposed project can be found potentially consistent with this policy.

Biological Resources Policy 5.0 "The habitats of rare and endangered species shall be preserved."

The Biological Resources Summary report for the proposed project states no sensitive biological resources, other than coast live oak trees, are present on the project site. Therefore, the proposed project can be found potentially consistent with this policy.

2. Open Space Element:

The Open Space Element is concerned primarily with conserving, providing, and improving, as appropriate, land and water areas significant in the Santa Barbara landscape. Those would be defined as the ocean, mountains, major hillsides, creeks, shoreline, major parks and the freeway. The project site is located adjacent to Mission Creek. The proposed project would remove the existing medical facility from the 25-foot creek setback. The proposed project includes restoration and revegetation of the creek bank and setback area. Therefore, the proposed project can be found potentially consistent with the Open Space Element.

3. Housing Element:

The Housing Element encourages construction of a wide range of housing types to meet the needs of various household types. The proposed project would result in one additional rental housing unit. Therefore, the proposed project is potentially consistent with this goal of the Housing Element.

Housing Element Policy 3.3 "New development in or adjacent to existing residential neighborhood must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood."

The neighborhood surrounding the project site is comprised of medical offices and multi-family and single-family residential development. The size and design of the proposed project has received positive comments from the City's Architectural Board of Review (ABR) and requires final approval by the ABR prior to construction. Therefore, the proposed project can be found potentially consistent with this policy.

4. Noise Element:

The City's Noise Element includes policies intended to achieve and maintain a noise environment that is compatible with the variety of human activities and land uses in the City. The proposed project operation would not generate a substantial increase in existing ambient noise levels in the area due to the nature of the proposed use (one new residential unit and medical office use). Short-term construction noise would be minimized through implementation of the City's Noise Ordinance requirements, the use of noise barriers, and further restrictions on construction hours for the noisiest construction activities near the adjacent pre-school. The proposed uses would not be subject to excessive noise. Therefore, the proposed project can be found potentially consistent with the Noise Element.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A draft Mitigation Monitoring and Reporting Program has been prepared for the project in compliance with Public Resources Code §21081.6 (***Exhibit C***).

ENVIRONMENTAL CHECKLIST

The following checklist contains questions concerning potential changes to the environment that may result if this project is implemented. If no impact would occur, **NO** should be checked. If the project might result in an impact, check **YES** indicating the potential level of significance as follows:

Significant: Known substantial environmental impacts. Further review needed to determine if there are feasible mitigation measures and/or alternatives to reduce the impact.

Potentially Significant: Unknown, potentially significant impacts that need further review to determine significance level and whether mitigable.

Potentially Significant, Mitigable: Potentially significant impacts that can be avoided or reduced to less than significant levels with identified mitigation measures agreed-to by the applicant.

Less Than Significant: Impacts that are not substantial or significant.

1. AESTHETICS Could the project:		**NO**	**YES** *Level of Significance*
a)	Affect a public scenic vista or designated scenic highway or highway/roadway eligible for designation as a scenic highway?	X	
b)	Have a demonstrable negative aesthetic effect in that it is inconsistent with Architectural Board of Review or Historic Landmarks Guidelines or guidelines/criteria adopted as part of the Local Coastal Program?		Less Than Significant
c)	Create light or glare?		Less Than Significant

Visual Aesthetics - Discussion

Issues: Issues associated with visual aesthetics include the potential blockage of important public scenic views, project on-site visual aesthetics and compatibility with the surrounding area, and changes in exterior lighting.

Impact Evaluation Guidelines: Aesthetic quality, whether a project is visually pleasing or unpleasing, may be perceived and valued differently from one person to the next, and depends in part on the context of the environment in which a

project is proposed. The significance of visual changes is assessed based on consideration of the proposed physical change and project design within the context of the surrounding visual setting. First, the existing visual setting is reviewed to determine whether important existing visual aesthetics are involved, based on consideration of existing views, existing visual aesthetics on and around the site, and existing lighting conditions. Under CEQA, the evaluation of a project's potential impacts to scenic views is focused on views from prominent viewpoints. The importance of existing views is assessed based on whether important visual resources such as mountains, skyline trees, or the coastline, can be seen, the extent and scenic quality of the views, and whether the views are experienced from prominent public viewpoints. The visual changes associated with the project are then assessed to determine whether the project would result in substantial effects associated with important public scenic views, on-site visual aesthetics, and lighting.

Significant visual aesthetics impacts may potentially result from:

- Substantial obstruction or degradation of important public scenic views, including important views from scenic highways; extensive grading and/or removal of substantial amounts of vegetation and trees visible from prominent public areas without adequate landscaping; or substantial loss of important public open space.
- Substantial negative aesthetic effect or incompatibility with surrounding land uses or structures due to project size, massing, scale, density, architecture, signage, or other design features.
- Substantial light and/or glare that poses a hazard or substantial annoyance to adjacent land uses and sensitive receptors.

Visual Aesthetics – Existing Conditions and Project Impacts

The City's Master Environmental Assessment (MEA) maps do not identify the project site as being located in an area of visual sensitivity. The project site is located in an urban environment in the Oak Park neighborhood of the City of Santa Barbara. The existing development is not clearly visible from U. S. Highway 101 located west of the project site because it is blocked by intervening structures and landscaping. The existing development along West Junipero Street is visible from Oak Park, located directly across the street.

1.a) Scenic Views

The proposed development would only be visible from the immediate area along West Pueblo and West Junipero Streets. There would be *no impacts* to a scenic highway because the project site is not visible from a designated scenic highway. The main visual resource of this area is the Santa Ynez Mountains. Views of the mountains are currently provided onsite, from the surrounding streets and from Oak Park, a public park, located across West Junipero Street. *No impact* to scenic views would occur because the proposed development, located south of Oak Park, would not block any mountain views from the public park.

1.b) On-Site Aesthetics

The existing two-story main medical building would be demolished and replaced with a new 53,407 square foot, three-story medical facility facing West Pueblo Street. A new four tier, 66,170 square foot parking structure with 169 parking spaces would be constructed. Other structures on the project site would be demolished, rehabilitated or replaced. The City's Architectural Board of Review (ABR) reviewed the proposed project on December 1, 2008. The majority of the Board stated that the architectural character, size, bulk, scale and height is acceptable (***Exhibit D***). The proposed project on-site aesthetics impacts would be *less than significant* because the size, massing, scale and architecture, as well as any proposed grading and landscaping, would be subject to approval by the ABR to ensure consistency with design guidelines for views, appropriate visual aesthetics, and compatibility, and lighting. In addition, the site is in an area that is already developed with structures and is in an urbanized area so the change in onsite aesthetics would not be substantial.

1.c) Lighting

The new medical facility would introduce additional lighting onto the project site. All proposed exterior lighting would be subject to compliance with the requirements of SBMC Chapter 22.75, the City's Outdoor Lighting and Design Ordinance. The ordinance provides that exterior lighting be shielded and directed to the site such that no undue lighting or glare would affect surrounding residents or roads. Project impacts from lighting and glare would be *less than significant* because compliance with this ordinance, as well as review and approval of the lighting plan by the Architectural Board of Review (ABR), will ensure that the proposed exterior lighting does not result in a significant impact.

Visual Aesthetics - Mitigation

No mitigation is required.

Visual Aesthetics - Residual Impacts

Less than significant.

2. AIR QUALITY		NO	YES
	Could the project:		*Level of Significance*
a)	Conflict with or obstruct implementation of the applicable air quality plan?		Less Than Significant
b)	Exceed any air quality emission threshold?		Potentially significant, mitigable
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is designated in non-attainment under an applicable federal or state ambient air quality standard?		Less Than Significant
d)	Expose sensitive receptors to substantial pollutants?		Potentially significant, mitigable
e)	Create objectionable odors?		Less Than Significant

Air Quality - Discussion

Issues. Air quality issues involve pollutant emissions from vehicle exhaust, stationary sources (i.e., gas stations, boilers, diesel generators, dry cleaners, oil and gas processing facilities, etc.), and minor stationary sources called "area sources" (i.e., residential heating and cooling, fireplaces, etc.) that contribute to smog, particulates and nuisance dust associated with grading and construction processes, and nuisance odors. Stationary sources of air emissions are of particular concern to sensitive receptors, as is construction dust and particulate matter. Sensitive receptors are defined as children, elderly, or ill people that can be more adversely affected by air quality emissions. Land uses typically associated with sensitive receptors include schools, parks, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and clinics.

Smog, or ozone, is formed in the atmosphere through a series of photochemical reactions involving interaction of oxides of nitrogen [NO_x] and reactive organic gasses [ROG] (referred to as ozone precursors) with sunlight over a period of several hours. Primary sources of ozone precursors in the South Coast area are vehicle emissions. Sources of particulate matter (PM_{10}) include demolition, grading, road dust, agricultural tilling, mineral quarries, and vehicle exhaust ($PM_{2.5}$).

The City of Santa Barbara is located within the South Coast Air Basin. The City is subject to the National Ambient Air Quality Standards and the California Ambient Air Quality Standards (CAAQS), which are more stringent than the national standards. The CAAQS apply to six pollutants: photochemical ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, particulate matter, and lead. The Santa Barbara County Air Pollution Control District (SBCAPCD) provides oversight on compliance with air quality standards and preparation of the County Clean Air Plan.

Santa Barbara County is considered in attainment of the federal eight-hour ozone standard, and in attainment of the state one-hour ozone standard. The County does not meet the state eight-hour ozone standard or the state standard for particulate matter less than ten microns in diameter (PM_{10}); but does meet the federal PM_{10} standard. There is not yet enough data to determine the County's attainment status for either the federal standard for particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) or the state $PM_{2.5}$ standard, although the County would likely be in attainment for the federal 2.5 standard.

Global Climate Change (GCC) is a change in the average weather of the earth that can be measured by changes in wind patterns, storms, precipitation and temperature. Although there is not unanimous agreement regarding the occurrence, causes, or effects of GCC, there is a substantial body of evidence that climate change is occurring due to the introduction of gases that trap heat in the atmosphere. Common greenhouse gases (GHG) include water vapor, carbon dioxide, methane, nitrous oxides, chlorofluorocarbons, hydrofluorocarbons, ozone and aerosols. Natural processes emit GHG that help to regulate the earth's temperature; however, it is believed that substantial increases in emissions from human activities, such as electricity production and vehicle use, have substantially elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. While other greenhouse gases have higher global warming potential, carbon dioxide is emitted in such vastly higher quantities that it accounts for 85 percent of the global warming potential of all greenhouse gases emitted by the United States. Greenhouse gas emissions, therefore, are

typically measured in terms of mass carbon dioxide equivalents, which is the product of the mass of a particular greenhouse gas and its specific global warming potential (CO2 has a global warming potential of 1).

California is a substantial contributor of GHG (2nd largest contributor in the U.S. and the 16th largest contributor in the world); with transportation and electricity generation representing the two largest contributing factors (41 and 22 percent, respectively). According to the US EPA greenhouse gas emissions in the U.S. amounted to 7,260 million metric tons of carbon dioxide equivalent (MMTCO2e) in 2005. The California Energy Commission estimates that California emissions in 2004 were approximately 482 MMTCO2e.

Assembly Bill 32 created the California Global Warming Solutions Act of 2006 that requires the California Air Resources Board to adopt regulations to evaluate statewide greenhouse gas emissions, and then create a program and emission caps to limit statewide emissions to 1990 levels. The program is to be adopted by 2012 and implemented in a manner achieving emissions compliance by 2020. The California Air Resources Board has determined that for the purposes of implementing AB 32, that the 1990 level of greenhouse gas emissions in California was approximately 427 MMTCO2e. The California Air Resources Board also has estimated that without the implementation of additional greenhouse gas reduction strategies, the 2020 "business-as-usual" estimate for greenhouse gas emissions in California is 600 MMTCO2e. AB 32, therefore, creates an emission reduction goal for the state of 173 MMTCO2e by 2020. AB 32 does not directly amend CEQA or other environmental laws, but it does acknowledge that emissions of greenhouse gases cause significant adverse impacts to human health and the environment. Santa Barbara County Association of Governments and the County of Santa Barbara are currently in the process of developing greenhouse gas inventories and strategies to reduce emission consistent with AB 32. Further, recently passed SB 375 requires the Air Resources Board to develop greenhouse gas emission reduction targets for automobiles and requires the development of regional transportation plans that would reduce transportation related emissions. Plans to meet SB 375 are still in development.

Impact Evaluation Guidelines: A project may create a significant air quality impact from the following:

- Exceeding an APCD pollutant threshold; inconsistency with District regulations; or exceeding population forecasts in the adopted County Clean Air Plan.
- Exposing sensitive receptors, such as children, the elderly or sick people to substantial pollutant exposure.
- Substantial unmitigated nuisance dust during earthwork or construction operations.
- Creation of nuisance odors inconsistent with APCD regulations.

Long-Term (Operational) Impact Guidelines: The City of Santa Barbara uses the SBCAPCD thresholds of significance for evaluating air quality impacts. The APCD has determined that a proposed project will not have a significant air quality impact on the environment if operation of the project will:

- Emit (from all project sources, both stationary and mobile) less than 240 pounds per day for ROC and NO_x, and 80 pounds per day for PM_{10};
- Emit less than 25 pounds per day of ROC or NO_x from motor vehicle trips only;
- Not cause a violation of any California or National Ambient Air Quality Standard (except ozone);
- Not exceed the APCD health risks public notification thresholds adopted by the APCD Board; and
- Be consistent with the adopted federal and state air quality plans for Santa Barbara.

Short-Term (Construction) Impacts Guidelines: Projects involving grading, paving, construction, and landscaping activities may cause localized nuisance dust impacts and increased particulate matter (PM_{10}). Substantial dust-related impacts may be potentially significant, but are generally considered mitigable with the application of standard dust control mitigation measures. Standard dust mitigation measures are applied to projects with either significant or less than significant effects.

Exhaust from construction equipment also contributes to air pollution. Quantitative thresholds of significance are not currently in place for short-term or construction emissions. However, SBCAPCD uses combined emissions from all construction equipment that exceed 25 tons of any pollutant except carbon monoxide within a 12-month period as a guideline threshold for determining significance of construction emission impacts.

Cumulative Impacts and Consistency with Clean Air Plan: If the project-specific impact exceeds the ozone precursor significance threshold, it is also considered to have a considerable contribution to cumulative impacts. When a project is not accounted for in the most recent Clean Air Plan growth projections, then the project's impact may also be considered to have a considerable contribution to cumulative air quality impacts. The Santa Barbara County Association of

Governments and Air Resources Board on-road emissions forecasts are used as a basis for vehicle emission forecasting. If a project provides for increased population growth beyond that forecasted in the most recently adopted CAP, or if the project does not incorporate appropriate air quality mitigation and control measures, or is inconsistent with APCD rules and regulations, then the project may be found inconsistent with the CAP and may have a significant impact on air quality.

Global Climate Change: Recent State legislation and opinions by the California Attorney General have indicated that CEQA evaluations should include an assessment of a project's potential to contribute to global climate change impacts. On December 20, 2009, the Natural Resources Agency adopted CEQA Guideline Amendments that include the addition of a requirement for impact evaluations and significance determinations related to greenhouse gas emissions and global climate change. The newly revised CEQA Guidelines Appendix G thresholds for greenhouse gases state that a project would have a significant impact if it would: 1) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment; or 2) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases. California Air Resources Board, local air districts, and other agencies are still in the process of developing further detailed methodology to determine compliance with these general thresholds.

Air Quality – Existing Conditions and Project Impacts

2.a) Clean Air Plan

The project would result in an increase of one new residential unit and 30,547 square feet of medical office space. The proposed project impacts related to direct and indirect emissions would be *less than significant* because direct and indirect emissions associated with the project are accounted for in the 2007 CAP emissions growth assumptions. With the implementation of air quality mitigation measures, including construction dust suppression, consistent with CAP and City policies, the impacts of the proposed project would be further reduced.

2.b) Air Pollutant Emissions

Long-Term (Area Source & Operational) Emissions:

Using the URBEMIS 9.2.4 computer model (***Exhibit E***), it is estimated that the long-term vehicle emissions resulting from the proposed project would be an estimated 19.78 pounds per day of ROG and NOx, which is substantially below significance thresholds of 25 pounds per day as adopted by the APCD and the City of Santa Barbara. Also, ROG and NOx for all sources during operations would be approximately 20.4 pounds per day where the threshold would be 240 pounds per day. It is estimated that PM_{10} from source and operations would be approximately 13.1 pounds per day where the threshold is 80 pounds per day. The proposed project impacts on long-term (area source & operational) emissions would be *less than significant* because the emissions would be substantially below the thresholds as stated above.

Short-Term (Construction) Emissions:

The proposed project would involve grading in the amount of 2,700 cubic yards of cut and 5,500 cubic yards of fill, as well as other demolition, construction, paving and landscaping activities that could result in localized dust related impacts resulting in increases in particulate matter (PM_{10}) emissions. An Air Quality Assessment of Construction Emissions report prepared for the proposed project by Dudek is incorporated by reference (***Exhibit F***) and summarized below. The report estimates that the particulate matter (PM_{10}) emissions would be between 2 and 5 pounds per day.

Construction equipment would emit NO_x and ROG. The report estimates that the proposed project will generate approximately 9.13 tons per year of NO_x and 1.84 tons per year of ROG. The project impact would be *less than significant* because the combined emissions from all construction equipment would not exceed 25 tons of any pollutant (except carbon monoxide) within a 12-month period. The APCD has requirements regarding dust control and construction equipment engines that have been included as mitigations measures. With the implementation of these mitigation measures, the impacts of the proposed project would be further reduced.

The project will also involve demolition of existing structures, which may release regulated friable asbestos. Friable asbestos crumbles into a dust of microscopic fibers that can remain in the air for long periods of time. If inhaled, asbestos fibers pose a serious health threat as they can become permanently lodged in body tissues. Since there is no known safe level of exposure, all asbestos exposure shall be minimized. The proposed project impacts related to asbestos would be *potentially significant, mitigable* because there is no known safe level of asbestos and it has the potential to impact the adjacent pre-school. The APCD has requirements regarding asbestos exposure that have been included as a required mitigation measure. With implementation of mitigation to minimize potential exposure to asbestos, this impact would be reduced to a less than significant level.

Global Climate Change:

Sources of carbon dioxide emissions that could result from the project include project-related traffic, natural gas use, landscape maintenance, consumer product use, solid waste generation, site lighting, and potable water delivery. Long-term emissions of carbon dioxide that would result from the development of the project were estimated using the URBEMIS 9.2.4 computer model and SBAPCD emission factors. The model estimates carbon dioxide emissions of 7,133 pounds per day (unmitigated) and 3,716 pounds per day (mitigated) from project operation.

~~The California Energy Commission (CEC) estimates that California emissions in 2004 were approximately 492 MMTCO2e. The project's long-term emissions of carbon dioxide were estimated to be approximately 1,302 tons per year and would not hinder the State's attainment of greenhouse gas emission reductions under AB 32 (173 MMTCO2e by 2020). The project would be required to comply with the City's energy efficiency ordinance (Santa Barbara Municipal Code, Chapter 22.82), which requires energy efficiency measures that are greater than Title 24 of the California Code of Regulations. The City's energy efficiency ordinance requires 10, 15, or 20% less energy usage than Title 24 depending on if the project is a non-residential, high rise residential, or low rise residential project, respectively. Finally, the project would not exceed other air quality significance thresholds adopted by the APCD. Further, the project does not require general plan or zoning changes, meaning that this type and density of development was anticipated by previous planning documents that have undergone CEQA review. The project would contribute a very small portion of the cumulative CO_2 emissions on a statewide, regional, and local basis.~~

The proposed project impacts related to greenhouse gas emissions would be *less than significant* because it would not result in substantial greenhouse gas emissions or impede the ability of the State to attain greenhouse gas reduction goals.

2.c) Cumulative Emissions

The proposed project impacts related to cumulative project emissions would be *less than significant* because project impacts do not exceed any adopted project-level significance thresholds and the project is consistent with the CAP.

2.d) Sensitive Receptors

Sensitive receptors in the area, such as Oak Park across West Junipero Street and the Oaks Parent-Child Workshop, adjacent to the project site, could be affected by nuisance dust and diesel particulate matter (diesel PM) from construction equipment and vehicle exhaust temporarily during project site demolition and grading. Particulate emissions from diesel exhaust are classified as carcinogenic by the State of California. The project impacts associated with nuisance dust and diesel PM are considered *potentially significant, mitigable* because of its location adjacent to a pre-school and the length of the construction period. The APCD has requirements regarding dust control and construction equipment engines that are included as required mitigation measures. In addition, mitigation measures requiring that Tier 2 diesel-powered construction equipment be used and that demolition and grading within 75 feet of the Oaks Parent-Child Workshop property occur outside of the school operating hours are also included. The pre-school operating hours are generally Monday through Friday from 8:45 am to 11:45 am, between September and June. The mitigation measure included in the Noise section that requires the installation of a temporary construction wall to shield construction noise from the pre-school and other surrounding uses would also reduce the impacts of dust. With the implementation of these required mitigation measures, these impacts would reduced to a less than significant level.

2.e) Odors

The proposed project would include medical, medical office and residential uses. The proposed project impacts related to odors would be *less than significant* because the project would not contain features with the potential to emit substantial odorous emissions, from sources such as commercial cooking equipment, combustion or evaporation of fuels, sewer systems, or solvents and surface coatings.

Air Quality – Required Mitigation

AQ-1 Asbestos Containing Material. Applicant shall submit the SBCAPCD "Asbestos/Demolition/Renovation Notification" Form to the SBCAPCD at least ten days prior to the start of any demolition work.

AQ-2 Construction Dust Control – Minimize Disturbed Area/Speed. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

AQ-3 Construction Dust Control - Watering. During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably

available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to achieve minimum soil moisture of 12% to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas every three hours. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

AQ-4 Construction Dust Control – Tarping. Trucks transporting fill material to and from the site shall be covered from the point of origin and maintain a freeboard height of 12 inches.

AQ-5 Construction Dust Control – Gravel Pads. Gravel pads, 3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes or a pipe-grid track out control device shall be installed to reduce mud/dirt track out from unpaved truck exit routes.

AQ-6 Construction Dust Control – Disturbed Area Treatment. After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind erosion. This may be accomplished by:

- Seeding and watering until grass cover is grown;
- Spreading soil binders;
- Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
- Other methods approved in advance by the Air Pollution Control District.

AQ-7 Construction Dust Control – Paving. All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-8 Stockpiling. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist by applying water at a rate of 1.4 gallons per hour per square yard, or treated with soil binders to prevent dust generation. Apply cover when wind events are declared.

AQ-9 Construction Dust Control – Project Environmental Coordinator (PEC). The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.

AQ10 Exhaust Emissions – Engines. Heavy-duty diesel-powered construction equipment manufactured after 2000 (Tier 2) (with federally mandated "clean" diesel engines) shall be used. If reasonably available, Tier 3 equipment shall be used.

AQ-11 Engine Size. The engine size of construction equipment shall be the minimum practical size.

AQ-12 Equipment Numbers. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

AQ-13 Equipment Maintenance. Construction equipment shall be maintained to meet the manufacturer's specifications.

AQ-14 Engine Timing. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.

AQ-15 Catalytic Converters. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

AQ-16 Diesel Catalytic Converters. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.

AQ-17 Diesel Replacements. Diesel powered equipment shall be replaced by electric equipment whenever feasible.

AQ-18 Idling Limitation. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible.

AQ-19 Worker Trips. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite.

AQ-20 Biodiesel. Biodiesel shall be used to the maximum extent feasible.

AQ-21 Energy Use. Minimize the use of energy by designing and constructing structures using sustainable development principles including green building designs and materials.

AQ-22 Carpool Parking. For construction parking, provide preferential parking for carpools and vanpools.

AQ-23 Demolition and Debris Removal. Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle track out. Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.

AQ-24 Post Demolition. Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition.

AQ-25 Demolition Activities. Prohibit demolition activities when wind speeds exceed 25 mph.

AQ-26 Construction Schedule. Demolition and grading within 75 feet of the Oaks Parent-Child Workshop property shall occur outside of the existing school operating hours (8:30 to noon, Monday through Friday).

Air Quality - Residual Impacts

Less than significant.

3. BIOLOGICAL RESOURCES Could the project result in impacts to:		NO	YES *Level of Significance*
a)	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?		Less than significant
b)	Locally designated historic, Landmark or specimen trees?		Potentially significant, mitigable
c)	Natural communities (e.g. oak woodland, coastal habitat, etc.).		Less than significant
d)	Wetland habitat (e.g. marsh, riparian, and vernal pool)?		Less than significant
e)	Wildlife dispersal or migration corridors?		Less than significant

Biological Resources - Discussion

Issues: Biological resources issues involve the potential for a project to substantially affect biologically-important natural vegetation and wildlife, particularly species that are protected as rare, threatened, or endangered by federal or state wildlife agencies and their habitat, native specimen trees, and designated landmark or historic trees.

Impact Evaluation Guidelines: Existing native wildlife and vegetation on a project site are assessed to identify whether they constitute important biological resources, based on the types, amounts, and quality of the resources within the context of the larger ecological community. If important biological resources exist, project effects to the resources are evaluated to determine whether the project would substantially affect these important biological resources. Significant biological resource impacts may potentially result from substantial disturbance to important wildlife and vegetation in the following ways:

- Elimination or substantial reduction or disruption of important natural vegetative communities and wildlife habitat or migration corridors, such as oak woodland, coastal strand, riparian, and wetlands.
- Substantial effect on protected plant or animal species listed or otherwise identified or protected as endangered, threatened or rare.
- Substantial loss or damage to important native specimen trees or designated landmark or historic trees.

Biological Resources – Existing Conditions and Project Impacts

The Biological Resources Summary report ***(Exhibit G)*** and Conceptual Riparian Revegetation Plan ***(Exhibit H)*** prepared for the proposed project by Dudek, as well as a Tree Protection Plan and Addendum report prepared for the proposed project by Duke McPherson are incorporated by reference ***(Exhibit I)*** and summarized below.

3.a) Rare/Endangered species or their habitats

The proposed project involves grading and construction that would result in the removal of some existing vegetation and trees. The proposed project impacts to endangered, threatened or rare species or their habitats would be *less than significant* because no sensitive biological resources, other than coast live oak trees (see below), are present on the project site. Since the mature trees within the project site provide potential nesting habitat for a variety of bird species, a mitigation measure that addresses nesting bird protection is included. The project includes restoration of the area adjacent to the creek and includes an increased setback from the creek when compared to the existing development. These components of the project would have a beneficial biological impact. With the implementation of the mitigation measure that protects nesting birds, and the recommendations in the Biological Resources Summary report that protect wildlife and their habitat during construction activities, the impacts of the proposed project would be further reduced.

3.b) Specimen Trees

The project would result in grading and construction in the vicinity of many onsite specimen trees and would result in the removal of seven coast live oak trees. Other trees to be removed include (8) Podocarpus gracilior, (1) Magnolia, (8) King palm, (3) Queen palm, (2) avocado, (2) Chinese elm and (1) pecan. City policies address the protection and replacement of oak trees. The proposed project impacts would be *potentially significant, mitigable* because seven coast live oak trees would be removed and thirteen other coast live oak trees have the potential to be damaged by grading and construction activities. The required planting of 22 replacement oak trees, as well as oak tree protection measures for the remaining coast live oak trees, have been included as mitigation measures. With the implementation of these mitigation measures to replace oak trees that would be removed and to protect oak trees during construction, the impacts of the proposed project on the oak trees would be reduced to a less than significant level.

With the implementation of the recommendations in the Tree Protection Plan and Addendum report that protect the existing Bay tree and the two Torrey Pine trees, as well as other trees that have the potential to be damaged by grading and construction activities, the impacts of the proposed project would be further reduced.

3.c) Natural Communities

The project would result in grading and construction on a site adjacent to Mission Creek that includes some specimen trees. The proposed project impacts to sensitive natural communities would be *less than significant* because no sensitive biological resources, other than some native coast live oak trees (see above), are present within the project site.

The Conceptual Riparian Revegetation Plan encompasses the area within 25 feet from the top of bank for approximately 280 linear feet of Mission Creek (0.16 acres) and the creek bank/channel area (0.08 acres) for a total of 0.24 acres of restoration/ revegetation. For the 25-foot setback area, restoration will be achieved through debris and exotic/weedy vegetation removal and installation of more dense plantings of native riparian plant species from local stock. Within the creek channel area, restoration will focus heavily upon removal of non-native species along the channel bank and the planting of species found in intact habitat along Mission Creek. Implementation of the restoration and revegetation activities recommended in the Conceptual Riparian Revegetation Plan would result in a beneficial impact to the creek environment.

3.d) Wetland Habitat

The project site is adjacent to Mission Creek; however, new building construction would be located over 130 feet from the top of bank. Activities such as removal of the existing structures and site improvements would occur within the 25-foot setback.

No formal delineation of waters was performed; however, Mission Creek is a blue-line stream. The proposed project impacts to wetlands and jurisdictional waters would be *less than significant* because the proposed development would be located over 130 feet from the top of bank of Mission Creek, a substantially increased distance over the setback that currently exists. The restoration and revegetation activities in Mission Creek (described above) would result in a beneficial impact to the creek environment.

3.e) Wildlife Dispersal

The project would result in grading and construction on a site that currently contain structures, paving and landscaping and is adjacent to Mission Creek, an area that presents some limited opportunity for wildlife movement. The proposed project impacts to wildlife dispersal would be *less than significant* because new construction would be located over 130 feet from the top of bank of Mission Creek so that it would not represent a new barrier to animals using Mission Creek as

a corridor.

Biological Resources – Required Mitigation

BIO -1 Nest Protection. Proposed project activities including tree and vegetation removal shall occur outside the breeding bird season (February 1 – August 15). If project activities cannot be feasibly avoided during the bird nesting season the project proponent shall conduct a survey prior to construction, using a qualified biologist, approved by the City Environmental Analyst, to detect protected nesting native birds in the vegetation and trees being trimmed/ removed and within 300 feet of the construction work area. The survey shall be conducted no more than three days before proposed construction is initiated. If an active nest is located, construction within 500 feet of a raptor nest and 300 feet of any other nesting bird, vegetation trimming/ removal shall be postponed until the nest is vacated and juveniles have fledged and this has been confirmed by the qualified biologist.

BIO -2 Replacement Oak Trees. A total of 22 coast live oak trees (24-inch boxed container size nursery specimens) shall be planted as replacement for the seven coast live oak trees that would be removed.

BIO-3 Oak Tree Protection Measures. The following provisions shall apply to existing oak trees on site:

a. During construction, fencing or protective barriers shall be placed around and three feet outside of the dripline of all oak trees proposed to be retained which are located within 25 feet of any grading.

b. No grading shall occur under the dripline of any oak tree proposed to be retained, except as indicated on the approved drainage and grading plan for the proposed project. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.

c. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree proposed to be retained. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.

d. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree proposed to be retained.

e. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

Biological Resources - Residual Impacts

Less than significant.

4. CULTURAL RESOURCES Could the project:		**NO**	**YES** *Level of Significance*
a)	Disturb archaeological resources?		Less than significant
b)	Affect a historic structure or site designated or eligible for designation as a National, State or City landmark?		Potentially significant, mitigable
c)	Have the potential to cause a physical change which would affect ethnic cultural values or restrict religious uses in the project area?	X	

Cultural Resources - Discussion

Issues: Archaeological resources are subsurface deposits dating from Prehistoric or Historical time periods. Native American culture appeared along the channel coast over 10,000 years ago, and numerous villages of the Barbareno Chumash flourished in coastal plains now encompassed by the City. Spanish explorers and eventual settlements in Santa Barbara occurred in the 1500's through 1700's. In the mid-1800's, the City began its transition from Mexican village to American city, and in the late 1800's through early 1900's experienced intensive urbanization. Historic resources are

above-ground structures and sites from historical time periods with historic, architectural, or other cultural importance. The City's built environment has a rich cultural heritage with a variety of architectural styles, including the Spanish Colonial Revival style emphasized in the rebuilding of Santa Barbara's downtown following a destructive 1925 earthquake.

Impact Evaluation Guidelines: Archaeological and historical impacts are evaluated qualitatively by archeologists and historians. First, existing conditions on a site are assessed to identify whether important or unique archaeological or historical resources exist, based on criteria specified in the State CEQA *Guidelines* and City Master Environmental Assessment *Guidelines for Archaeological Resources and Historical Structures and Sites*, summarized as follows:

- Contains information needed to answer important scientific research questions and there exists a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with an important prehistoric or historic event or person.

If important archaeological or historic resources exist on the site, project changes are evaluated to determine whether they would substantially affect these important resources.

Cultural Resources – Existing Conditions and Project Impacts

4.a) Archaeological Resources

The proposed project would result in grading and other ground disturbance that could affect archaeological resources. A Phase I Archaeological Resources Report was prepared for the proposed project by David Stone, M.A. The report, which was reviewed and accepted by the Historic Landmarks Commission on October 14, 2009, concludes that the potential for unknown, intact, potentially significant prehistoric archaeological sites is unlikely and that any isolated historic trash pit potentially encountered during construction would not be considered a historic resource under state and local criteria.

However, as with any ground disturbing activity, there is the remote possibility of encountering unknown buried deposits. The proposed project impacts to archaeological resources would be *less than significant* because there is at least some potential for discovering buried resources during construction. With the implementation of the standard condition of approval regarding notifying contractors and construction personnel to the possibility of encountering archaeological resources within the project parcel, the impacts of the proposed project would be further reduced.

4.b) Historic Resources

The proposed project would result in the removal of three structures and the rehabilitation of three structures that are over 50 years of age. A Historic Structures Report (HSR) prepared for the proposed project by Shelley Bookspan, Ph.D. is incorporated by reference ***(Exhibit J)*** and summarized below. The report was reviewed and accepted by the Historic Landmarks Commission on September 30, 2009. The report included an evaluation of the following six structures that are over 50 years of age: 519 West Junipero Street, 525 West Junipero Street, 601 West Junipero Street, 520 West Pueblo Street, 524 West Pueblo Street, and 526 West Pueblo Street. The report states that all of these structures, except 520 West Pueblo Street and 601 West Junipero Street, would qualify as a City Structure of Merit.

The front unit at 519 West Junipero Street would be rehabilitated and converted back to its permitted use as residential unit and one new two-story unit would be added to the rear of building to create a residential duplex. The single-family residence at 525 West Junipero Street would be rehabilitated and converted from residential to medical office use and the rear room would be demolished. The proposed project impacts to historic resources (519 and 525 West Junipero Street) would be *less than significant* because the structures would be rehabilitated according to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Building.

Both 524 and 526 West Pueblo Street would be removed from the site by either relocation or demolition. The proposed project impacts to historic resources (524 and 526 West Pueblo Street) would be *potentially significant, mitigable*. The HSR states that the structure at 524 West Pueblo Street, at slightly more than 100 years old, is one of the oldest structures on the block and meets several history criteria; however, it suffers from a seriously compromised setting, from a lack of integrity in its material and from some minor but visible stylistic alterations. The report states that the 80-year-old structure at 526 West Pueblo Street has good integrity but only minimally meets any historic significance criteria. The mitigation measures included below regarding relocation, demolition and commemoration would reduce the adverse impact of the loss of the structures to a less than significant level.

4.c) Ethnic/Religious Resources

The proposed project would have *no impact* on ethnic or religious resources because there is no evidence that the site involves any ethnic or religious use or importance.

Cultural Resources – Required Mitigation

CR-1 Relocation of Historic Structures (524 and 526 West Pueblo Street). The applicant shall publish advertisements for acquisition and relocation of the Structure of Merit and require subsequent rehabilitation at its new site. The standards and guidelines for rehabilitation contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and the Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings shall be employed for any rehabilitation to the Structure of Merit.

CR-2 Documentation Prior to Demolition (524 and 526 West Pueblo Street). Prior to demolition of the Structure of Merit, the structure shall be subject to recordation according to the Community Development Department's "Required Documentation Prior to Demolition" standards.

CR-3 Commemoration of Demolished Structure (524 and 526 West Pueblo Street). Commemoration of the demolished structure with a display of text and graphics designed by a city-approved historical consultant within the interior of the new building proposed for the site.

Cultural Resources – Residual Impacts

Less than significant.

5. GEOPHYSICAL CONDITIONS Could the project result in or expose people to:		***NO***	***YES*** ***Level of Significance***
a)	Seismicity: fault rupture?		Less than significant
b)	Seismicity: ground shaking or liquefaction?		Less than significant
c)	Seismicity: seiche or tsunami?	X	
d)	Landslides or mudslides?		Less than significant
e)	Subsidence of the land?		Less than significant
f)	Expansive soils?	X	
g)	Excessive grading or permanent changes in the topography?		Less than significant

Geophysical Conditions - Discussion

Issues: Geophysical impacts involve geologic and soil conditions and their potential to create physical hazards affecting persons or property; or substantial changes to the physical condition of the site. Included are earthquake-related conditions such as fault rupture, groundshaking, liquefaction (a condition in which saturated soil loses shear strength during ground shaking); or seismic sea waves; unstable soil or slope conditions, such as landslides, subsidence, expansive or compressible/collapsible soils; or erosion; and extensive grading or topographic changes.

Impact Evaluation Guidelines: Potentially significant geophysical impacts may result from:

- Exposure to or creation of unstable earth conditions due to seismic conditions, such as earthquake faulting, groundshaking, liquefaction, or seismic waves.
- Exposure to or creation of unstable earth conditions due to geologic or soil conditions, such as landslides, settlement, or expansive, collapsible/compressible, or expansive soils.
- Extensive grading on slopes exceeding 20%, substantial topographic change, destruction of unique physical features; substantial erosion of soils, overburden, or sedimentation of a water course.

Geophysical Conditions – Existing Conditions and Project Impacts

5.a) Fault Rupture

The project involves construction on a project site where the potential for seismic hazards is low. A Soils Engineering and Engineering Geology Report prepared for the proposed project by Earth Systems Pacific is incorporated by reference ***(Exhibit K)*** and summarized below. The report states that project site is not in a State Earthquake Fault Zone and there are no mapped faults crossing or adjacent to the project site. Therefore, the potential for surface ground rupture to occur within the project site is considered to be very low. The proposed project impacts related to fault rupture would be *less than significant* because there are no known active faults located within or immediately adjacent to the subject site.

5.b) Ground Shaking or Liquefaction

The proposed project would result in construction of medical offices, residences, and associated parking on the site. Substantial ground shaking as a result of a local or regional earthquake activity is likely to occur during the life of the project and would impact proposed structures. Ground shaking impacts would be *less than significant* because the proposed development would be required to comply with building code requirements that would minimize potential hazards associated with ground shaking.

The City's MEA identifies the project site as having minimal potential for liquefaction to occur as a result of ground shaking. The Soils Engineering and Engineering Geology Report states that groundwater could be located at a depth of approximately 35 feet below the ground surface and it is assumed that there is a potential for liquefaction to occur below that depth. However, the potential for surface manifestation of any dynamic settlement is extremely low because the thickness of the overlying non-liquefiable soil layer is estimated to be much greater than the thickness of the potentially liquefiable soil layer. The proposed project impacts related to liquefaction would be *less than significant* because the City's MEA identifies the project site as having minimal liquefaction potential and the geology report confirms that the potential for liquefaction is extremely low.

5.c) Seiche or Tsunami

The proposed project would have *no impacts* related to seiche or tsunamis because no enclosed water bodies are located in proximity to the project area and the project site is located outside the tsunami run-up zone.

5.d) Landslides or Mudslides

The project site is relatively flat with no significant slopes on or adjacent to the site, with the exception of Mission Creek. The proposed project impacts related to landslides or mudslides would be *less than significant* because the project site is relatively flat and not subject to landslides.

5.e) Subsidence of Land

The proposed project impacts related to subsidence would be *less than significant* because the Soils Engineering and Engineering Geology Report states that the potential for seismically induced settlement is low due to the medium dense to dense consistency of the underlying alluvium.

5.f) Expansive Soils

The site is underlain by alluvial deposits. The proposed project would have *no impacts* related to expansive soils because the soils onsite have been identified as being generally nonexpansive.

5.g) Excessive Grading, Topography Changes & Erosion

The project site is relatively flat. The proposed project involves 2,700 cubic yards of cut and 5,500 cubic yards of fill. The proposed project impact related to grading and topography would be *less than significant* because the project does not involve excessive grading on slopes greater than 20% and would not result in a substantial alteration of the natural landform or substantially change the appearance of the existing topography of the site.

An Updated Creek Stability Analysis prepared for the proposed project by Questa is incorporated by reference ***(Exhibit L)*** and summarized below. The report states that the channel bed appears to be fairly stable vertically and most of the localized channel scour is occurring along the toe of the opposite bank. When the existing building is removed from the site, small amounts of bank grading and stabilization will be needed to repair drainage outfalls and other small areas of bank erosion but no major bank stabilization is required. The proposed project impact related to erosion would be *less than significant* because the project would not result in a substantial erosion of the creek bank. This is because there will minimal disturbance other than the removal of three drainage pipes and vegetation restoration in the creek bank. With the

implementation of the recommendations of the Updated Creek Stability Analysis report regarding preservation of large Sycamore trees at the top of bank and minor bank grading and stabilization, the impacts of the proposed project would be further reduced.

Geophysical Conditions – Recommended Mitigation

G-1 Creek Stability Analysis Report Recommendations. Work within the creek bank shall be in accordance with the recommendations contained in the Updated Creek Stability Analysis prepared for the proposed project by Questa, dated April 9, 2009. Compliance shall be demonstrated on plans submitted for grading and/or building permits.

Geophysical Conditions – Residual Impacts

Less than significant.

6. HAZARDS Could the project involve:		NO	YES *Level of Significance*
a)	A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?		Less than significant
b)	The creation of any health hazard or potential health hazards?		Less than significant
c)	Exposure of people to existing sources of potential health hazards?		Potentially significant, mitigable
d)	Increased fire hazard in areas with flammable brush, grass, or trees?		Less than significant

Hazards - Discussion

Issues: Hazardous materials issues involve the potential for public health or safety impacts from exposure of persons or the environment to hazardous materials or risk of accidents involving combustible or toxic substances.

Impact Evaluation Guidelines: Significant impacts may result from the following:

- Siting of incompatible projects in close proximity to existing sources of safety risk, such as pipelines, industrial processes, railroads, airports, etc.
- Exposure of project occupants or construction workers to unremediated soil or groundwater contamination.
- Exposure of persons or the environment to hazardous substances due to improper use, storage, or disposal of hazardous materials.
- Siting of development in a high fire hazard areas or beyond adequate emergency response time, with inadequate access or water pressure, or otherwise in a manner that creates a fire hazard.

Hazards – Existing Conditions and Project Impacts

No hazardous materials are expected to occur on the site.

6.a) Hazardous Substances

Construction on the project site would result in the use of equipment that involves fuel and oil use. There is a potential for this oil and fuel to be released on the site. The proposed project impact from the release of hazardous substances would be *less than significant* because of the any usage of hazardous substances would be subject to all applicable State and local requirements for management and disposal of such materials.

6.b) Creation of Health Hazards

The proposed residential uses and medical uses are not anticipated to create any new hazards. Hazardous materials usage by residents would likely be limited to the storage and use of relatively small quantities of materials such as paint, oils, cleaners, and landscape maintenance materials. Hazardous materials usage by the Cancer Center would continue to be subject to applicable State and local requirements for management and disposal of such materials as they are at the present time. The proposed project impact from the creation of hazardous materials would be *less than significant* because of the

limited quantities of hazardous materials that would be used on the project site by the residents and that any usage of hazardous materials for medical purposes would be subject to all applicable State and local requirements for management and disposal of such materials.

6.c) Exposure to Health Hazards

The project site is not near any pipelines or other potential sources of safety hazards. Limited quantities of chemicals may be used during construction and operations. It is possible that the existing buildings contain lead-based paint and asbestos. The proposed project impacts related to health hazards would be *potentially significant, mitigable* because there may be exposure to lead-based paint and asbestos. The Occupational Safety and Health Administration (OSHA) has regulations regarding lead exposure that are included as a required mitigation measure. Compliance with the mitigation measure would reduce impacts related to lead exposure to a less than significant level. Compliance with Mitigation Measure AQ-1 would reduce potentially significant health impacts related to asbestos exposure to less than significant levels.

6.d) Fire Hazard

The proposed project requires that a new fire hydrant be constructed along the West Junipero Street frontage. The proposed project impacts related to fire hazard would be *less than significant* because the project site is not located in the city's High Fire Hazard Area and the project would be subject to Fire Department, California Building and Fire Code requirements for adequate access, structural design and materials.

Hazards – Required Mitigation

H-1 Lead Disposal. During demolition activities, workers shall follow OSHA regulations regarding potential exposure to lead. In addition, representative samples of any construction waste shall be tested by the Toxic Characteristic Leaching Procedure (TCLP) to determine if the waste is hazardous. Hazardous wastes must be disposed of according to Federal, State and local regulations.

Hazards – Residual Impacts

Less than significant.

7. NOISE Could the project result in:		NO	YES *Level of Significance*
a)	Increases in existing noise levels?		Potentially significant, mitigable
b)	Exposure of people to severe noise levels?		Potentially significant, mitigable

Noise - Discussion

Issues: Noise issues are associated with siting of a new noise-sensitive land use in an area subject to high ambient background noise levels, siting of a noise-generating land use next to existing noise-sensitive land uses, and/or short-term construction-related noise.

The primary source of ambient noise in the City is vehicle traffic noise. The City Master Environmental Assessment (MEA) *Noise Contour Map* identifies average ambient noise levels within the City.

Ambient noise levels are determined as averaged 24-hour weighted levels, using the Day-Night Noise Level (L_{dn}) or Community Noise Equivalence Level (CNEL) measurement scales. The L_{dn} averages the varying sound levels occurring over the 24-hour day and gives a 10 decibel penalty to noises occurring between the hours of 10:00 p.m. and 7:00 a.m. to take into account the greater annoyance of intrusive noise levels during nighttime hours. Since L_{dn} is a 24-hour average noise level, an area could have sporadic loud noise levels above 60 dB(A) which average out over the 24-hour period. CNEL is similar to L_{dn} but includes a separate 5 dB(A) penalty for noise occurring between the hours of 7:00 p.m. and 10:00 p.m. CNEL and L_{dn} values usually agree with one another within 1 dB(A). The Equivalent Noise Level (L_{eq}) is a single noise level, which, if held constant during the measurement time period, would represent the same total energy as a fluctuating noise. L_{eq} values are commonly expressed for periods of one hour, but longer or shorter time periods may be specified. In general, a change in noise level of less than three decibels is not audible. A doubling of the distance from a noise source will generally equate to a change in decibel level of six decibels.

Guidance for appropriate long-term background noise levels for various land uses are established in the City General Plan

Noise Element Land Use Compatibility Guidelines. Building codes also establish maximum average ambient noise levels for the interiors of structures.

High construction noise levels occur with the use of heavy equipment such as scrapers, rollers, graders, trenchers and large trucks for demolition, grading, and construction. Equipment noise levels can vary substantially through a construction period, and depend on the type of equipment, number of pieces operating, and equipment maintenance. Construction equipment generates noise levels of more than 80 or 90 dB(A) at a distance of 50 feet, and the shorter impulsive noises from other construction equipment (such as pile drivers and drills) can be even higher, up to and exceeding 100 dB(A). Noise during construction is generally intermittent and sporadic, and after completion of the initial demolition, grading and site preparation activities, tends to be quieter.

The Noise Ordinance (Chapter 9.16 of the Santa Barbara Municipal Code) governs short-term or periodic noise, such as construction noise, operation of motorized equipment or amplified sound, or other sources of nuisance noise. The ordinance establishes limitations on hours of construction and motorized equipment operations, and provides criteria for defining nuisance noise in general.

Impact Evaluation Guidelines: A significant noise impact may result from:

- Siting of a project such that persons would be subject to long-term ambient noise levels in excess of Noise Element land use compatibility guidelines as follows:
  - Residential: Normally acceptable maximum exterior ambient noise level of 60 dB(A); maximum interior noise level of 45 dB(A).
  - Hospital: Normally acceptable maximum exterior ambient noise level of 65 dB(A); maximum interior noise level of 45 dB(A).
- Substantial noise from grading and construction activity in close proximity to noise-sensitive receptors for an extensive duration.

Noise – Existing Conditions and Project Impacts

The project site is located in areas subject to average ambient noise levels of less than 60 dB(A) Ldn, between 60-65 dB(A) Ldn, and between 65 -70 dB(A) Ldn, as shown on the City's MEA noise contour maps. Noise at the project site is primarily due to traffic noise along U.S. Highway 101. An Environmental Noise Study prepared for the proposed project by Dudek is incorporated by reference ***(Exhibit M)*** and summarized below.

Short-term noise level measurements ranged from 54 to 59 dB(A) Ldn near the proposed outdoor areas of the residential units along West Junipero Street. The short-term noise level measurement was 62 dB(A) Ldn near the proposed outdoor area of the main Cancer Center building adjacent to Mission Creek. Long-term noise level measurements at the proposed outdoor areas of the residential units resulted in calculated weekday and weekend Ldn noise levels of 60 dB(A) Ldn.

The Oaks Parent-Child Workshop is located adjacent to the project site. The playground noise levels were computed to range between 44 dB(A) Ldn at the main building and 39 dB(A) Ldn at the nearest residential unit, which is well below the existing noise levels monitored near the proposed residential units.

7.a & b) Increased Noise Level and Noise Exposure

Long-Term Operational Noise:

The proposed project would increase the amount of residential and medical office use on the site resulting in residents, employees and patients being exposed to noise on the site.

Exterior Noise: The Noise Element establishes 60 dB(A) Ldn as the acceptable exterior noise level for residential uses and 65 dB(A) Ldn for hospital uses. No substantial noise generation is anticipated to occur as a result of the proposed project. The Noise Study indicates that the future noise exposure in 15 years (year 2023) would be 59 dB(A) Ldn at the proposed outdoor areas for the residential units and 65 dB(A) Ldn for the proposed outdoor area for the main Cancer Center building. The proposed project impacts related to exterior long-term operational noise would be *less than significant* because the noise levels for the outdoor areas would be equal to or less than the City's thresholds for residential and hospital uses and the project would not cause high operational noise levels.

Interior noise: The Noise Study estimates that the future noise levels at the facades of the buildings would range between 59 and 65 dBA Ldn. By employing standard construction materials and techniques for the new buildings, the interior noise levels would be reduced by 12 dBA with windows open and 20 dBA with windows closed. Because the interior noise levels in the proposed main Cancer Center building and new residential units are not expected to meet the City's 45

dBA Ldn interior noise level requirement under a windows open condition, a "windows closed" condition would be required for all new construction. The proposed project impacts related to interior long-term operational noise impacts would be *potentially significant, mitigable* because occupants would have long-term exposure to noise greater than 45 dB(A) Ldn. With the implementation of the mitigation measure requiring new construction to be designed with adequate ventilation through either mechanical ventilation and/or air conditioning so that windows could remain closed, and the mitigation measure requiring verification of noise levels, the impacts would be reduced to a less than significant level.

Temporary Construction Noise:

Noise and vibration from grading, construction equipment, and truck traffic would affect surrounding residential, medical office, preschool and park uses during the approximately 36-month construction period. The proposed project impacts from construction would be *potentially significant, mitigable* because construction noise would affect the adjacent pre-school. The mitigation measure requiring that a temporary plywood construction wall be installed around the construction site would reduce the noise impact on the adjacent pre-school and others in the immediate area. The mitigation measure included in the Air Quality section that requires demolition and grading within 75 feet of the Oaks Parent-Child Workshop property to occur outside of school operating hours would also reduce the noise impact on the pre-school.

Noise – Required Mitigation

N-1 Interior Noise Reduction. As identified in the Environmental Noise Study, the main building and the new residential units shall require a "windows closed" condition in order to meet the maximum interior 45 dBA Ldn noise level standard. Therefore, the design shall include adequate ventilation through either mechanical ventilation and/or air conditioning.

N-2 Noise Measurements. Submit a final report from a licensed acoustical engineer, verifying that interior and exterior area noise levels are within acceptable levels for residential and/or commercial uses, as appropriate, as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Architectural Board of Review (ABR) if applicable.

N-3 Temporary Construction Wall. Installation of a temporary 8 to 10 foot high wall shall be required around the construction site. The wall may be made of wood (minimum 5/8 inch thick) and shall present a solid surface, without openings and gaps.

Noise – Residual Impact

Less than significant.

8. POPULATION AND HOUSING Could the project:		**NO**	**YES** **Level of Significance**
a)	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?		Less than significant
b)	Displace existing housing, especially affordable housing?		Less than significant

Population and Housing - Discussion

Impact Evaluation Guidelines: Issues of potentially significant population and housing impacts may involve:

- Growth inducement, such as provision of substantial population or employment growth or creation of substantial housing demand; development in an undeveloped area, or extension/ expansion of major infrastructure that could support additional future growth.
- Loss of a substantial number of housing units, especially loss of more affordable housing.

Population and Housing – Existing Conditions and Project Impacts

8.a) Growth-Inducing Impacts

The proposed project involves the expansion of the Cancer Center facility in an urbanized area that is currently served by all required infrastructure. The majority of the Radiation Oncology functions and a small portion of the Nuclear Medicine

functions would be relocated to the subject property from the nearby Cottage Hospital location. The project would not involve a substantial increase in major public facilities such as extension of water or sewer lines or roads that would facilitate other growth in the area. The project would not involve substantial employment growth that would increase population and housing demand. Although thirty staff members would be relocated from the Cottage Hospital location down the street, there would be no new employees hired as a result of the project.

The proposed project impacts to growth would be *less than significant* because the existing infrastructure in the area is adequate to serve the proposed project. The project would not require extension of major infrastructure and would not result in a substantial increase in population and housing.

8.b) Housing Displacement

There are currently five residential units on the project site that would be demolished and replaced with a total of six new residential units. The units would continue to be offered on a first-right-of refusal basis to Cancer Center employees. The proposed project impact would be *less than significant* because the proposed project would result in a net increase of one rental unit.

Population and Housing - Mitigation

No mitigation is required.

Population and Housing – Residual Impact

Less than significant.

9. PUBLIC SERVICES Could the project have an effect upon, or result in a need for new or altered services in any of the following areas:		NO	YES *Level of Significance*
a)	Fire protection?		Less than significant
b)	Police protection?		Less than significant
c)	Schools?		Less than significant
d)	Maintenance of public facilities, including roads?		Less than significant
e)	Other governmental services?		Less than significant
f)	Electrical power or natural gas?		Less than significant
g)	Water treatment or distribution facilities?		Less than significant
h)	Sewer or septic tanks?		Less than significant
i)	Water distribution/demand?		Less than significant
j)	Solid waste disposal?		Potentially significant, mitigable

Public Services - Discussion

Issues: This section evaluates project effects on fire and police protection services, schools, road maintenance and other governmental services, utilities, including electric and natural gas, water and sewer service, and solid waste disposal.

Impact Evaluation Guidelines: The following may be identified as significant public services and facilities impacts:

- Creation of a substantial need for increased police department, fire department, road maintenance, or government services staff or equipment.
- Generation of substantial numbers of students exceeding public school capacity where schools have been designated as overcrowded.
- Inadequate water, sewage disposal, or utility facilities.
- Substantial increase in solid waste disposal to area sanitary landfills.

Public Services – Existing Conditions and Project Impacts

The project site is located in an urban area where all public services are available. In 2005, the City prepared a General Plan Update: 2030 Conditions, Trends, and Issues Report (CTI Report, September 2005) that examined existing conditions associated with fire protection, police protection, library services, public facilities, governmental facilities, electrical power, and natural gas. The CTI Report specifically analyzed whether there were deficiencies existing or anticipated for each of the public services. The CTI report determined that police, fire protection services, and library services are being provided at acceptable levels to the City. In addition, the CTI Report determined that electricity, natural gas, telephone, and cable telecommunication services are being provided at acceptable service levels and utility companies did not identify any deficiencies in providing service in the future. Finally, the CTI Report determined that demand for City buildings and facilities will continue to be affected by growth, although no appropriate/acceptable levels of service have been established.

The City of Santa Barbara's water supply comes from the following sources, with the actual share of each determined by availability and level of customer demand: Lake Cachuma and Tecolote Tunnel, Gibraltar Reservoir and Mission Tunnel, 300 Acre Feet per Year (AFY) of contractual transfer from Montecito Water district, groundwater, State Water Project, recycled water, and, under extreme conditions, desalination. Conservation and efficiency improvements are projected to contribute to the supply by displacing demand that would otherwise have to be supplied by additional sources. In 1994, based on the comprehensive review of the City's water supply in the Long Term Water Supply Alternatives Analysis (LTWSAA), the City Council approved the Long Term Water Supply Program (LTWSP). The LTWSP outlines a strategy to use the above sources to meet the projected demand of 17,900 AFY (including 1,500 AFY of demand projected to be met with conservation) plus a 10 percent safety margin for a total of 19,700 AFY. Therefore, deducting the projected demand met by conservation, the target for the amount of water the system will actually have to supply, including the safety margin, is 18,200 AFY. With conservative assumptions reflecting current uncertainty about some supplies, this value may be closer to 17,000 AFY, however demand is considerably lower than projected at this point than what was projected in the LTWSP. The draft 2009 Water Supply Management Report documents an actual system demand of 13,791 AFY compared to projected demand of 16,400 AFY in the LTWSP.

Most of the waste generated in the City is transported on a daily basis to seven landfills located around the County. The County of Santa Barbara, which operates the landfills, has developed impact significance thresholds related to the impacts of development on remaining landfill capacity. The County thresholds are based on the projected average solid waste generation for Santa Barbara County from 1990-2005. The County assumes a 1.2% annual increase (approximately 4000 tons per year (TPY)) in solid waste generation over the 15-year period.

The County's threshold for project specific impacts to the solid waste system is 196 tons per year (this figure represents 5% of the expected average annual increase in solid waste generation [4000 TPY]). Source reduction, recycling, and composting can reduce a project's waste stream by as much as 50%. If a proposed project generates 196 or more tons per year after reduction and recycling efforts, impacts would be considered significant and unavoidable.

Proposed projects with a project specific impact as identified above (196 TPY or more) would also be considered cumulatively significant, as the project specific threshold of significance is based on a cumulative growth scenario. However, as landfill space is already extremely limited, any increase in solid waste of 1% or more of the expected average annual increase in solid waste generation [4000 TPY], which equates to 40 TPY, is considered an adverse cumulative impact.

9.a) Fire Protection

The project would result in the construction of a larger facility than currently exists on the site. The project is not anticipated to create a substantial increase in demand on fire protection services. The proposed project impacts related to fire protection would be *less than significant* because fire protection services are adequate to serve the increase in development in the City.

9.b) Police Protection

The project would result in the construction of a larger facility than currently exists on the site. The project is not anticipated to create a substantial increase in demand on police protection services. The proposed project impacts related to police services would be *less than significant* because police services are currently adequate and would be provided at acceptable levels.

9.c) Schools

The project would result in the construction of a larger facility than currently exists in an area that is served by the Santa Barbara Elementary and High School Districts for elementary and high school. None of the school districts in the South

Coast have been designated "overcrowded" as defined by California State law. School impact fees would be collected from the project in accordance with State law. The proposed project impacts to schools would be *less than significant* because the project has the potential to generate a small increase in students; however, not to a degree that would impact area schools.

9.d &e) Public Facilities, Roads and Other Governmental Services

The project would result in the construction of a larger facility than currently exists in an area that would be served by existing roads, public facilities and governmental services. The proposed project impacts would be *less than significant* because the project is not anticipated to create a substantial increase in demand for roads, public facilities or governmental services.

9.f) Electric Power or Natural Gas

The project would result in the construction of a larger facility than currently exists in an area already being served by Southern California Edison and Southern California Gas Company. The City's Municipal Code requires new development to be consistent with Title 22 in an effort to conserve energy. The proposed project impacts to electric power and natural gas would be *less than significant* because supplies of electricity and natural gas are adequate and services are available to the project site.

9.g) Water treatment or distribution facilities

The project would result in the construction of a larger facility than currently exists on the project site. The City water treatment and distribution facilities are adequate to meet the moderate increase in demand of this project. The proposed project impacts on water treatment and distribution facilities would be *less than significant* because there is sufficient capacity at the wastewater treatment facility to treat the additional increment in water demand and there are adequate water supply lines at the property line that can be extended onto the property to serve the proposed development.

9.h) Sewer

The existing sewer generation at the site is approximately 1.44 AFY. The estimated net new sewer generation for the proposed development is 5.52 AFY (***Exhibit N***). The El Estero Treatment Plant is designed to treat the wastewater from a population of 104,000, a higher population than is now served. The maximum capacity of the Treatment Plant is 11 million gallons per day, with current average daily flow 8.0 MGD. The proposed project impacts on the City's sewer system and sewage treatment plant would be *less than significant* because the increased sewage generated can be accommodated by the existing City sewer system and sewage treatment plant.

9.i) Water Demand

The existing water demand at the site is approximately 5.25 AFY. The proposed project's estimated net new water demand is 4.74 AFY, based on the residential and medical office demand factors in the City's Water Demand Factor and Conservation Study "User's Guide" Document No. 2 (***Exhibit N***). The proposed project impacts on the City water supply, treatment, and distribution facilities would be *less than significant* because the water demand is well within the estimates of the projected available supplies of the Long Term Water Supply Program. With the implementation of the recommended mitigation measure to use recycled water for irrigation, the proposed project impacts would be further reduced.

9.j) Solid Waste Generation/ Disposal

Long-Term (Operational). The project would result in the construction of a new medical facility, which is estimated to generate approximately 42 TPY of net new solid waste (***Exhibit N***). The proposed project impacts on solid waste generation would be *less than significant* because the amount generated would be less than the threshold of 196 TPY. With application of source reduction, reuse, and recycling, landfill disposal of solid waste could be further reduced to approximately 21 TPY.

Short-Term (Demolition and Construction). It is anticipated that the project would generate an estimated 1,830 tons of construction waste. Revised solid waste generation thresholds and guidelines were adopted by the County of Santa Barbara in October 2008. According to the County's thresholds of significance, any construction, demolition or remodeling project of a commercial, industrial or residential development that is projected to create more than 350 tons of construction and demolition debris is considered to have a significant impact on solid waste generation and a solid waste management plan is required. Although the 350-ton threshold has not been formally adopted by the City, the proposed project impacts to short-term solid waste generation and disposal would be *potentially significant, mitigable* because the amount generated would be more than the 350-ton threshold.

With the implementation of the mitigation measure requiring that a minimum of 90% of demolition and construction material be recycled or reused, which exceeds the County's recommendation of a 50% reduction short-term waste disposal, impacts would be reduced to a less than significant level.

Public Services – Recommended Mitigation

PS-1 Recycled Water. Recycled water shall be used for irrigation purposes.

Public Services – Required Mitigation

PS-2 Demolition/Construction Materials Recycling. Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and not less than 75% of all construction and demolition material shall be recycled through the use of a city permitted hauler. Containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.

Public Services – Residual Impacts

Less than significant.

10. RECREATION Could the project:		**NO**	**YES** *Level of Significance*
a)	Increase the demand for neighborhood or regional parks or other recreational facilities?		Less than significant
b)	Affect existing parks or other public recreational facilities?		Less than significant

Recreation - Discussion

Issues: Recreational issues are associated with increased demand for recreational facilities, or loss or impacts to existing recreational facilities.

Impact Evaluation Guidelines: Recreation impacts may be significant if they result in:

- Substantial increase in demand for park and recreation facilities in an area under-served by existing public park and recreation facilities.
- Substantial loss or interference with existing park space or other public recreational facilities such as hiking, cycling, or horse trails.

Recreation – Existing Conditions and Project Impacts

Currently within the City there are more than 1,800 acres of natural open space, park land and other recreational facilities. In addition, there are 28 tennis courts, 2 public outdoor swimming pools, beach volleyball courts, sport fields, lawn bowling greens, a golf course, 13 community buildings and a major skateboard facility. The City also offers a wide variety of recreational programs for people of all ages and abilities in sports, various classes, tennis, aquatics and cultural arts.

The National Recreation and Park Association (NRPA) established park service area standards for various types of parks. The NRPA standards have not been adopted by the City; however, the standards do provide a useful tool for assessing park space needs. The CTI Report determined that, based on NRPA standards, there is an uneven distribution of parkland in the City, such that some areas of the City may currently be underserved with neighborhood and community parks, but overall the City has adequate passive, community, beach, regional, open space, and sports facility parks.

10.a & b) Recreational Demand and Existing Recreational Facilities

The expansion of the existing medical facility and the increase from five occupied residential units to six would create a small incremental increase in demand for park and recreational opportunities in the general area. As indicated above, the City of Santa Barbara has ample parkland and recreational facilities, in the project area.

The proposed project could introduce additional residents into the Oak Park neighborhood of the City of Santa Barbara. Oak Park is located across West Junipero Street, within walking distance from the project site. In addition, residents would have access to other community, beach, regional, open space and sports facility parks, and all City recreation programs. The proposed project impact on the demand for park and recreational facilities would be *less than significant* because the City has ample parkland and recreational facilities.

The proposed project impact on existing facilities would be *less than significant* because the short-term construction and long-term operation of the project would not interfere with the use or enjoyment of existing parks or recreational facilities.

Recreation - Mitigation

No mitigation is required.

Recreation – Residual Impacts

Less than significant.

11. TRANSPORTATION/CIRCULATION Could the project result in:		NO	YES *Level of Significance*
a)	Increased vehicle trips?		Less than significant
b)	Hazards to safety from design features (e.g. sharp curves, inadequate sight distance or dangerous intersections)?		Less than significant
c)	Inadequate emergency access or access to nearby uses?		Less than significant
d)	Insufficient parking capacity on-site or off-site?		Less than significant
e)	Hazards or barriers for pedestrians or bicyclists?		Less than significant

Transportation - Discussion

Issues: Transportation issues include traffic, access, circulation, safety, and parking. Vehicle, bicycle and pedestrian, and transit modes of transportation are all considered, as well as emergency vehicle access. The City General Plan Circulation Element contains policies addressing circulation, traffic, and parking in the City.

Impact Evaluation Guidelines: A proposed project may have a significant impact on traffic/ circulation/ parking if it would:

Vehicle Traffic

- Cause an increase in traffic that is substantial in relation to the existing traffic load and street system capacity (see traffic thresholds below).
- Cause insufficiency in transit system.
- Conflict with the Congestion Management Plan (CMP) or Circulation Element or other adopted plan or policy pertaining to vehicle or transit systems.

Circulation and Traffic Safety

- Create potential hazards due to addition of traffic to a roadway that has design features (e.g., narrow width, roadside ditches, sharp curves, poor sight distance, inadequate pavement structure) or that supports uses that would be incompatible with substantial increases in traffic.
- Diminish or reduce safe pedestrian and/or bicycle circulation.
- Result in inadequate emergency access on-site or to nearby uses.

Parking

- Result in insufficient parking capacity for the projected amount of automobiles and bicycles.

Traffic Thresholds of Significance: The City uses Levels of Service (LOS) "A" through "F" to describe operating conditions at signalized intersections in terms of volume-to-capacity (V/C) ratios, with LOS A (0.50-0.60 V/C) representing free flowing conditions and LOS F (0.90+ V/C) describing conditions of substantial delay. The City General

Plan Circulation Element establishes the goal for City intersections to not exceed LOS C (0.70-0.80 V/C).

For purposes of environmental assessment, LOS C at 0.77 V/C is the threshold Level of Service against which impacts are measured. An intersection is considered "impacted" if the volume to capacity ratio is greater than 0.77 V/C.

Project-Specific Significant Impact: A project-specific significant impact results when:

(a) Project peak-hour traffic would cause a signalized intersection to exceed 0.77 V/C, or

(b) The V/C of an intersection already exceeding 0.77 V/C would be increased by 0.01 (1%) or more as a result of project peak-hour traffic.

For non-signalized intersections, delay-time methodology is utilized in evaluating impacts.

Significant Cumulative Contribution: A project would result in a significant contribution to cumulative traffic impacts when:

(a) Project peak-hour traffic together with other cumulative traffic from existing and reasonably foreseeable pending projects would cause an intersection to exceed 0.77 V/C, or

(b) Project would contribute traffic to an intersection already exceeding 0.77 V/C.

Transportation – Existing Conditions and Project Impacts

11.a) Traffic

Long-Term Traffic

A Traffic Assessment prepared for the proposed project by Associated Transportation Engineers is incorporated by reference ***(Exhibit O)*** and summarized below. The study included anticipated growth in Cancer Center staff and patient services to account for future population growth in the area. A 1% per year growth factor was assumed for a 5-year period. Based on Cancer Center data for 2008, the 5% growth equates to 6 new employees and a total of 219 patients per year. The 5% growth in staff and patients is expected to generate 3 a.m. peak hour automobile trips, 6 p.m. peak hour automobile trips and 53 average daily automobile trips. The analysis included a study of the traffic that would be shifted from the Cottage Hospital location to the new Cancer Center facility. It concluded that this would result in a shift of 267 average daily automobile trips and 16 a.m. and 32 p.m. peak hour trips from Cottage Hospital to the new facility.

The distribution and impact analysis is based on the City's practice of following five peak hour vehicle trips or more through project study area intersections. This provides a statistical certainty that additional project generated traffic at critical intersections would occur on a day-to-day basis. Once the peak hour trips are distributed from the project site onto the City street network, the proposed project is not expected to add five or more trips to any intersections in the study area. This is due to the minimal amount of trips generated by the project. The proposed project impact to long-term traffic would be *less than significant* because City intersection Levels of Service would not be impacted by development of this project.

Short-Term Construction Traffic

Project construction is anticipated to take approximately 160 weeks (3 years) to complete from the commencement of demolition of structures through building construction and landscaping. The project would generate construction-related traffic that would occur over the construction period and would vary depending on the stage of construction.

The proposed project impact to short-term construction traffic would be *less than significant* because of temporary construction traffic is generally considered an adverse but not significant impact and given the traffic levels in the area. With standard conditions of approval regarding restrictions on the hours permitted for construction trips and approval of routes for construction traffic, the impacts would be further reduced.

11.b,c) Access/ Circulation/ Safety

The proposed project would change the access to the project site. Currently, primary vehicular access to the project site is from the main driveway at the Cancer Center facility on West Pueblo Street. Three additional driveways are located on West Pueblo Street and four driveways are located on West Junipero Street. The proposed project would reduce the number of driveways to just one on each street. The main driveway entrance to the Cancer Center will continue to be on W. Pueblo Street. The secondary entrance on W. Junipero Street will be used primarily by employees, residents and for deliveries, and not patients. However, some employees will continue to use the W. Pueblo Street entrance. The proposed project impacts associated with vehicular access, circulation and safety would be *less than significant* because the

elimination of the driveways would reduce the vehicular and pedestrian conflicts in the area and the proposed changes have been reviewed and found to be adequate by the City's Public Works, Transportation Division and Fire Departments.

11.d) Parking

A Parking Assessment report prepared for the proposed project by Associated Transportation Engineers is incorporated by reference ***(Exhibit P)*** and summarized below. The project would result in the construction of a medical facility and residential units that would require parking. A new parking structure with 169 spaces would be constructed. Three additional uncovered spaces would be located in a parking area behind 601 West Junipero Street. The Zoning Ordinance requirement for the medical office component of the project is 160 parking spaces. (one space per 250 square feet with a 30% reduction for building complexes over 50,000 square feet) and the requirement for the residential component is seven spaces (utilizing the 50% reduction for mixed-use developments) for a total of 167 parking spaces. The report states that the estimated parking demand for the proposed project would range between 133 and 154 parking spaces, based on an assumption of a 1 % per year growth factor for a five-year period.

The proposed project impacts related to parking supply and demand would be *less than significant* because the project would provide five more parking spaces than is required by the Zoning Ordinance and more spaces than the estimated demand.

11.e) Pedestrians/Bicyclists

Additional bicycle parking spaces would be provided onsite and the proposed project would result in a reduction of curb cuts along both West Pueblo and West Junipero Streets. The proposed project impacts associated with pedestrian and bicycle circulation would be *less than significant* because the project would reduce the number of curb cuts resulting in the potential for less conflict between vehicle, bicyclists and pedestrians in the area.

Transportation - Mitigation

No mitigation is required.

Transportation – Residual Impact

Less than significant.

12. WATER ENVIRONMENT Could the project result in:		**NO**	**YES** *Level of Significance*
a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?		Less than significant
b)	Exposure of people or property to water related hazards such as flooding?		Less than significant
c)	Discharge into surface waters?		Less than significant
d)	Change in the quantity, quality, direction or rate of flow of ground waters?		Less than significant
e)	Increased storm water drainage?		Less than significant

Water – Discussion

Issues: Water resources issues include changes in offsite drainage and infiltration/groundwater recharge; storm water runoff and flooding; and water quality.

Impact Evaluation Guidelines: A significant impact would result from:

Water Resources and Drainage

- Substantially changing the amount of surface water in any water body or the quantity of groundwater recharge.
- Substantially changing the drainage pattern or creating a substantially increased amount or rate of surface water runoff that would exceed the capacity of existing or planned drainage and storm water systems.

Flooding

- Locating development within 100-year flood hazard areas; substantially altering the course or flow of flood waters or otherwise exposing people or property to substantial flood hazard.

Water Quality

- Substantial discharge of sediment or pollutants into surface water or groundwater, or otherwise degrading water quality, including temperature, dissolved oxygen, or turbidity.

Water Resources – Existing Conditions and Project Impacts

The City and State require that onsite capture, retention, and treatment of storm water be incorporated into the design of the project. Pursuant to the City's Storm Water Management Plan (SWMP) and the NPDES General Permit for Storm Water Discharges, the City requires that any increase in storm water runoff (based on a 25-year storm event) be retained onsite and that projects be designed to capture and treat the calculated amount of runoff from the project site for a one-inch storm event, over a 24-hour period.

12.a & e) Permeability and Drainage

The proposed project would result in changes to the existing drainage pattern on the project site. A Preliminary Drainage Report prepared for the proposed project by Penfield & Smith is incorporated by reference ***(Exhibit Q)*** and summarized below. Storm water runoff would be collected by roof and area drains and a network of storm drainage pipes. Prior to entering the pipe network, much of the runoff would flow over landscape and pervious surfaces. The majority of the paved surface would be made up of pre-cast permeable pavers to maximize the pervious areas. Volume reduction is addressed using an infiltration basin, dry wells, and permeable pavers.

The design would decrease creek bank erosion by eliminating the three existing 8" cast iron pipes that currently extend out of the existing creek bank and discharge directly into the creek. The tributary areas that currently flow to these pipes would be redirected to the proposed infiltration basin along West Pueblo Street.

There is an off-site parcel (APN 025-090-009), not owned by the Cancer Center, that contributes runoff to the project site. The run-off from this area would be collected in an on-site drain and conveyed via pipe directly to the back of the existing curb inlet in West Pueblo Street.

The proposed project impacts regarding drainage would be *less than significant* because the post-project improvements would not increase the storm water runoff or the peak storm water volume from the site and the design of the proposed project would meet the volume discharge requirements of the City's Storm Water Management Plan (SWMP) and the NPDES General Permit for Storm Water Discharges.

12.b) Flooding

The project site is subject to flooding from Mission Creek. A new base flood elevation was recently approved per Conditional Letter of Map Revision approved by FEMA on December 19, 2008 (Case No. 08-09-0424R). This study analyzes the overflow from Mission Creek and the drainage culvert that was constructed in Junipero Street and Oak Park Lane as part of the nearby Cottage Hospital improvements. Upon completion of the Cottage Hospital project, the hospital will apply to FEMA for a permanent flood map change consistent with the CLOMR. The 100-year storm event Base Flood Elevations (BFE's) shown on the proposed drainage plan are based on this new base flood elevation. However, since the new base flood elevations are not yet effective, the finish floor elevations for all proposed new habitable structures would be required to be above the effective base flood elevation at the time of construction. The proposed parking structure would include flood proofing measures because some areas would be at an elevation below the base flood elevation.

The proposed project impacts related to flooding would be *less than significant* because the flooding potential would not change following project occupancy, nor would the project substantially alter the course or flow of floodwaters.

12.c) Surface Water Quality

Construction: Project grading activities create the potential for temporary, incremental and localized erosion, sedimentation, and fuel and oils released from construction equipment that could affect water quality. Numerous federal, state and local regulatory programs have been established to minimize impacts to water quality resulting from construction operations. All construction equipment shall be maintained, inspected and leaks repaired, and spill clean-up equipment would be available on the site during construction to ensure that hazardous materials are not permitted to impact surface waters.

The proposed project impacts related to surface water quality during construction would be *less than significant* because the potential for contamination is limited. Compliance with applicable regulations will further reduce the potential for the proposed project to result in short-term construction-related water quality impacts.

Operations: The post construction project will consist of a new medical facility, parking structure, residential units and landscaping. Runoff from the project site during operations could include urban contaminants such as pesticides, cleaning supplies, automobile fluids, fuels and fertilizers. Filtering of storm water is proposed using vegetated swales and permeable pavement. A vegetated swale filter is proposed for treating runoff from the main Cancer Center facility roof and parking structure prior to conveying it to the infiltration basin. Smaller landscaped swales are proposed to capture and treat runoff from the roof surfaces of the mostly residential structures along West Junipero Street. Runoff from these areas would be conveyed to drywells. In some areas, multiple methods of storm water filtering would be applied prior to discharge from the site.

The proposed project impacts related to surface water quality during long term operations would be *less than significant* because the project would be designed to treat storm water through the use of vegetated swales.

12.d) Ground Water Quality

Runoff of pollutants from parking areas or other hardscape could degrade ground water quality. The proposed project impacts related to ground water quality would be *less than significant* because the proposed project would be required to comply with standard City best management practices (BMPs) to improve water quality.

Water Resources – Mitigation

No mitigation is required.

Water Resources – Residual Impact

Less than significant.

MANDATORY FINDINGS OF SIGNIFICANCE.		*YES*	*NO*
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildfire population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X
b)	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?		X
c)	Does the project have potential impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X
d)	Does the project have potential environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

a. As discussed in Section 3 (Biological Resources), with the implementation of required mitigation measures, the project would not reduce the habitat of a fish or wildlife species, cause a fish or wildfire population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section 4 (Cultural Resources), with the implementation of required mitigation measures, the project would not eliminate or impact important prehistoric or historic resources.

b. As discussed in Sections 1 through 12 of this Initial Study, the project, as mitigated, would not result in significant short- or long-term environmental impacts.

c. Sections 1 through 12 of this Initial Study consider potential cumulative impacts to environmental resources. As discussed in these sections, the project, as mitigated, would not result in any significant, cumulative impacts on the environment because the project contribution to cumulative impacts would not be considerable.

d. As discussed in Sections 1 through 12 of this Initial Study, no significant effects on humans (direct or indirect) would occur as a result of this project as mitigated. All potentially significant impacts related to air quality, biological resources, cultural resources, hazards, noise, and public services can be mitigated to a less than significant level. In addition, mitigation measures are recommended to further reduce adverse but less than significant impacts associated with geophysical conditions and public services.

INITIAL STUDY CONCLUSION

On the basis of this initial evaluation it has been determined that with identified mitigation measures agreed-to by the applicant, potentially significant impacts would be avoided or reduced to less than significant levels. A Mitigated Negative Declaration will be prepared.

Case Planner/Initial Study Preparer: Kathleen Kennedy Kathleen Kennedy, Associate Planner

Environmental Analyst: _____ Date: 5/24/2010
Michael Berman

EXHIBITS:

A. Project Plans

B. Project Description Letter and Construction Phasing Program

C. Mitigation Monitoring and Reporting Program (MMRP)

D. Architectural Board of Review Minutes, December 1, 2008

E. URBEMIS 2007 Version 9.2.4 Results

F. Air Quality Assessment of Construction Emissions prepared by Dudek, July 2009

G. **Biological Resources Summary prepared by Dudek, May 31, 2009**

H. **Conceptual Riparian Revegetation Plan prepared by Dudek, June 2009**

I. **Tree Protection Plan and Addendum prepared by Duke McPherson, April 12 & August 17, 2009**

J. **Historic Structures Report prepared by Shelley Bookspan, Ph.D., September 21, 2009**

K. **Soils Engineering and Engineering Geology Report prepared by Earth Systems Pacific, May 14, 2009**

L. **Updated Creek Stability Analysis prepared by Questa, April 9, 2009**

M. **Environmental Noise Study Report prepared by Dudek, June 25, 2009**

N. **Utility Demand Calculations Worksheet**

O. **Traffic Assessment prepared by Associated Transportation Engineers, April 10, 2009**

P. **Parking Assessment prepared by Associated Transportation Engineers, April 8, 2009**

Q. **Preliminary Drainage Report prepared by Penfield & Smith, April 6, 2009**

R. Response to Comments

The following document was also used in the preparation of this Initial Study:

Phase I Archaeological Resources Report prepared by David Stone, M.A., September 2009

LIST OF SOURCES USED IN PREPARATION OF THIS INITIAL STUDY

The following sources used in the preparation of this Initial Study are located at the Community Development Department, Planning Division, 630 Garden Street, Santa Barbara and are available for review upon request.

General Sources/Documents

California Environmental Quality Act (CEQA) & CEQA Guidelines

General Plan Circulation Element

General Plan Conservation Element

1995 Housing Element

General Plan Land Use Element

General Plan Noise Element w/appendices

General Plan Map

General Plan Seismic Safety/Safety Element

Geology Assessment for the City of Santa Barbara

Institute of Traffic Engineers Parking Generation Manual

Institute of Traffic Engineers Trip Generation Manual

Local Coastal Plan *(Main)*

Master Environmental Assessment

Parking Design Standards

Santa Barbara Municipal Code & City Charter

Special District Map

Uniform Building Code as adopted by City

Zoning Ordinance & Zoning Map